California Regional Water Quality Control Board

Los Angeles Region

Winston Hickox
Secretary for
Environmental
Protection

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Gray Davis
Governor

September 3, 1999

Mr. James A. Adams
Catellus Development
201 Mission St., 2nd Floor
San Francisco, CA 94105

UNDERGROUND TANK CASE CLOSURE
FORMER CHRYSLER NU-CAR PREP FACILITY – CENTRAL PROPERTY
12140 SLAUSON AVENUE, SANTA FE SPRINGS (SLIC NO. 197A)

Dear Mr. Adams:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tanks is greatly appreciated.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required. This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please note that this closure letter only applies to the underground storage tanks at this Site. Because the groundwater at this Site is impacted with chlorinated volatile organic compounds, the Site Cleanup Unit continues to provide oversight for the groundwater contamination.

Please contact Ms. Jenny M. Au at (213) 576-6734 if you have any questions regarding this matter.

Sincerely,

DENNIS A. DICKERSON
Executive Officer

JAMES D. KUYKENDALL
Assistant Executive Officer

cc: Mr. Steve Chase, Santa Fe Springs Fire Dept.
Ms. Debbie Stott, Dames & Moore

State of California Environmental Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional Water Quality Control Board

Date: 8/31/1999	LUSTIS file no.:	Case reviewer: Jenny Au	
Site Name/Address: **Chrysler Nu-Car – Central Prop.** **12140 Slauson Avenue** **Santa Fe Springs, CA 90670**	Responsible parties: Catellus Development Mr. James A. Adams	Address: 201 Mission St., 2nd Floor San Francisco, CA 94105	Phone no.: (415) 974-4507

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	2-10,000	Unknown	Removed	12/11/85
2	2-3,000	Gasoline	Removed	Mar 88
3	10,000	Gasoline	Removed	Mar 88
4	5-550	Waste oil	Removed	Mar 88
5	2-10,000	Unknown	Removed	2/28/86

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, – =Not Reported)

GW Basin: Central	Beneficial uses: MUN, IND, PROC, AGR	Depth to drinking water aquifer: 200 ft Page 135	
Distance to nearest municipal supply well: ~ ½ mile Well #002S011W30R003S is also known as City of Santa Fe Springs Well #1. The total depth of the well is 900 feet with screening intervals of 200 to 288 and 300 to 900 feet BGS. mcl # 135		Distance between known shallow GW contamination and aquifer: ~ 163ft	
GW highest depth: 17	GW lowest depth: 37	Well screen interval: 30 to 50 ft BGS	Flow direction: south/south west
Soil types: clayey silt		Maximum soil depth sampled: 29 ft	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS – Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		Water (ppb/L)		Contaminant	Soil (mg/kg)		Water (ppb/L)	
	Initial 1988	Latest 1996	Initial 4/91	Latest 7/96		Initial	Latest 1991	Initial 4/91	Latest 7/96
TPH (Gas)	110	<0.5	<50	NA	Ethylbenzene	NA	<0.001	<1	<0.5
TPH (Diesel)	NA	22	<50	NA	Xylenes	NA	<0.001	<1	<1.5
Benzene	NA	0.001	6	4.7	MTBE	NA	NA	NA	<0.5
Toluene	NA	<0.001	3	<0.5	Others (see VIII)				

IV. SOIL REMEDIATION

Method: excavation	Duration of remediation: N/A

V. GROUNDWATER REMEDIATION

Method:N/A	Duration of remediation: N/A

VI. FREE PRODUCT:

Was free product encountered? No	Has free product been totally recovered? N/A
When was free product recovery project completed? N/A	

VII. RECOMMENDED ACTION:

Soil Closure only: No	Case Closure: Yes	Solvent Case? Yes
Additional Action Required (i.e.: additional site assessment, remediation, monitoring): None		

VIII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION:

The Site is located at 12140 Slauson Avenue in the City of Santa Fe Springs. The Site is a 10.6- acre parcel that was part of the forty-acre Chrysler Nu-car preparation facility. The historical uses for the Site include agricultural purposes prior to the early 1960s, and automobile storage and new car preparation between 1965 to 1988. In 1988, Chrysler discontinued operations at the Site and Catellus developed the Site into office and warehouse buildings. Currently, there are no active USTs at the Site.

The areas of concern (AOCs) included 17 hydraulic hoists, 14 USTs, 5 clarifiers, and 6 service pits. The USTs, hoists, service pits, and clarifiers were removed in 1985, 1986, and 1988. Two 550-gallon USTs were removed in October 1988 under LACDPW's oversight. LACPW issued a closure letter for these two USTs on December 5, 1988 .

During Site demolition activities in 1988, all AOCs were removed from the Site. Soil contamination identified during removal activities was excavated from the site. Soil sampling data collected below the excavations indicated 110 ppm of TPH. In 1996, Dames & Moore performed a comprehensive soil investigation by installing 41 borings (SB-1 through SB-41) in the locations of the former source areas. Soil sampling data collected from these borings were analyzed for TPH and VOCs. The highest TPH, PCE, MEK, benzene, and naphthalene concentrations detected were 22 mg/kg, 0.023 mg/kg, 0.007 mg/kg, 0.001 mg/kg, and 0.003 mg/kg, respectively.

Groundwater samples collected from monitoring wells in December 1991 indicated nondetectable results for TPH, low levels of aromatic compounds, and elevated levels of chlorinated compounds. Benzene and toluene concentrations were detected at 6 µg/L and 3 µg/L, respectively. The highest concentrations of chlorinated compounds (PCE and TCE) were detected in GW-3, which was located down-gradient of a former clarifier.

Groundwater samples collected in July 1996 indicated elevated levels of chlorinated compounds. However, the highest concentrations were detected in upgradient monitoring wells. In addition, groundwater sampling data indicated 4.7µg/L of benzene and <1.0 µg/L of MTBE.

Since all sources of contamination were removed from the Site, SCU staff has issued a soil NFA letter for the hydraulic hoists, service pits, and clarifiers at the Site.

AB 681 information submitted indicates that the property owner is Catellus Development, also the responsible party. This Site is reviewed and evaluated using a Level 4 review.

Due to low detection of hydrocarbon concentrations in the soil and low detection of benzene in the groundwater, and the distance from the perched groundwater to the water bearing aquifer, the site, as it is poses no immediate threat to groundwater quality. Staff recommends that an NFA letter be issued for the site related to the USTs.

(Oct. 1996)

TR 9-2-99